

£1,350 Per Calendar Month

North Wallington, Fareham PO16
8TE

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ◆ AVAILABLE THIS MONTH
- ◆ TWO BEDROOMS
- ◆ ADDITIONAL STUDY
- ◆ SEPARATE LOUNGE
- ◆ SPACIOUS KITCHEN
- ◆ DOWNSTAIRS BATHROOM
- ◆ LARGE GARDEN
- ◆ BEAUTIFUL FIREPLACES
- ◆ COUNCIL TAX BAND C
- ◆ EPC RATING D

Nestled in the sought-after semi-rural location of North Wallington, this charming two-bedroom terraced cottage offers character, versatility and generous outdoor space, all within easy reach of Fareham town centre and transport links.

Available this month, the accommodation comprises a cosy lounge, separate fitted kitchen and bathroom on the ground floor. Upstairs are two bedrooms, with the second bedroom leading through to an additional room that would make an ideal nursery, home office, dressing room or study, offering flexibility to suit a variety of

lifestyles.

Outside, the property boasts a long rear garden arranged over four distinct tiers, creating a unique outdoor space with plenty of room for seating areas, planting and enjoying the surroundings.

Further benefits include gas central heating and unrestricted on-street parking.

This delightful cottage would be perfect for a professional couple, small family or anyone seeking a character home in a peaceful yet convenient location. Early viewing is highly recommended.

Call today to arrange a viewing
01329756500
www.bernardsea.co.uk





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PROPERTY INFORMATION

Right To Rent

Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.

Tenant Fees

Tenant Fees Act 2019

As well as paying the rent, you may also be required to make the following permitted payments.

For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement eg.

change of sharer (capped at £50 or, if higher, any reasonable costs);

- Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred costs);

- Where required, utilities (electricity, gas or other fuel, water, sewerage), communication services (telephone, internet, cable/satellite television), TV licence;

- Council tax (payable to the billing authority);

- Interest payments for the late payment of rent (up to 3% above Bank of England's annual percentage rate);

- Reasonable costs for replacement of lost keys or other security devices;

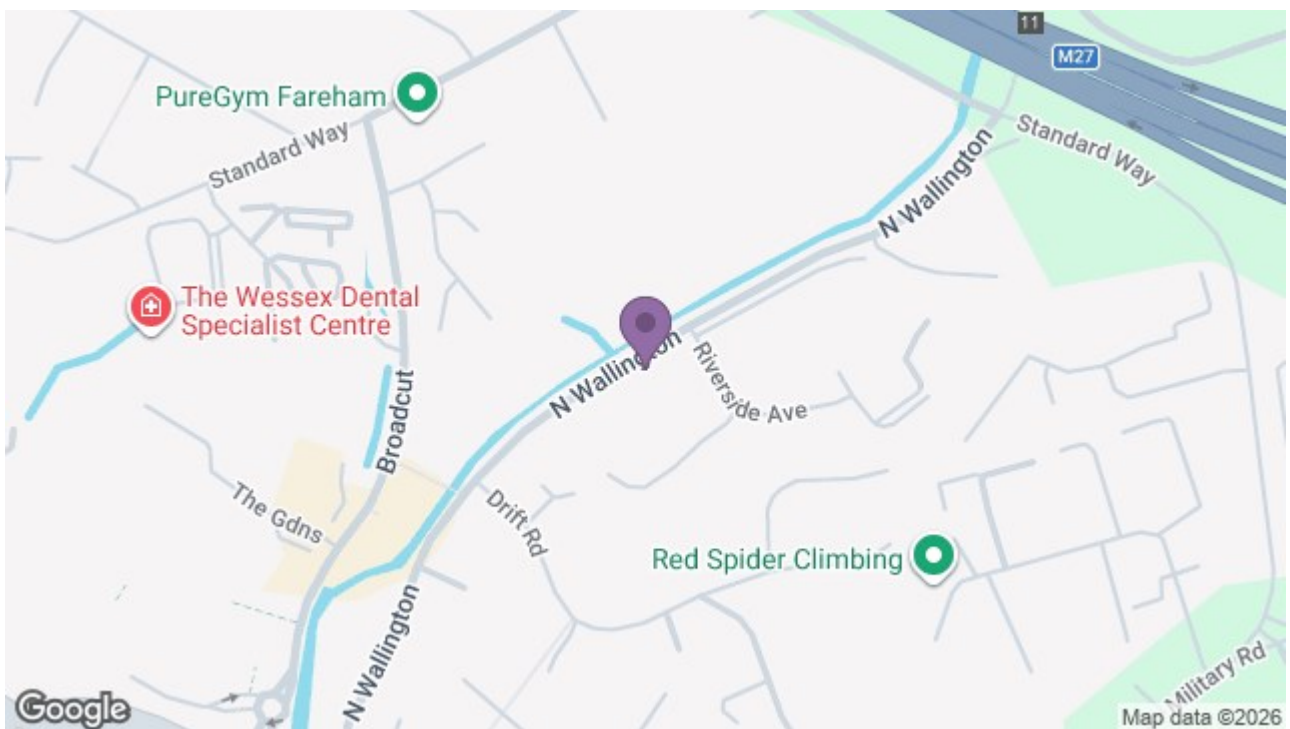
- Contractual damages in the event of the tenant's default of a tenancy agreement; and

- Any other permitted payments under the Tenant Fees Act 2019 and regulations applicable at the relevant time.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





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